

MEETING RECORD

NAME OF GROUP: HISTORIC PRESERVATION COMMISSION

DATE, TIME AND PLACE OF MEETING: Thursday, October 21, 2004, 1:30 p.m., Conference Room No. 106, First Floor, County-City Building, 555 S. 10th Street, Lincoln, Nebraska

MEMBERS IN ATTENDANCE: Jerry Berggren, Bruce Helwig, Jim McKee, Bob Ripley and Terry Young; (Tim Francis and Carol Walker absent). Ed Zimmer and Teresa McKinstry of the Planning Department; and other interested citizens.

STATED PURPOSE OF MEETING: Regular Historic Preservation Commission Meeting

Chair Bob Ripley called the meeting to order and requested a motion approving the minutes for the regular meeting held August 19, 2004. Motion for approval made by Berggren, seconded by Helwig. Motion for approval carried 4-0: Berggren, Helwig, McKee and Ripley voting 'yes'; Francis, Walker and Young absent.

The opportunity was given for persons with limited time or with an item not appearing on the agenda to address the Commission. No one appeared.

NORTH 8th STREET PROJECT - O STREET TO HAYMARKET PARK BRIDGE (URBAN DEVELOPMENT AND CLARK ENERSEN PARTNERS)
REQUEST FOR INPUT **October 21, 2004**

Members present: Berggren, Helwig, McKee, Ripley and Young; (Francis and Walker absent).

Joanne Kissell appeared to present the project. They have had 2 town hall meetings so far. They gathered input and received some feedback. They heard a lot of comments that Haymarket area is lacking green space, ADA requirements and bicyclist opportunities. A plan was presented at the last town hall meeting that called for 5 foot sidewalks. Many people felt that might not be wide enough. Large nodes at the corners were suggested. Green space being created at the end of 8th St. was discussed. Getting rid of parking meters and using clustered meters was discussed. There is a lot of "ghosted" character to the Haymarket area. Public Works did not like the idea of 5 foot sidewalks as providing adequate pedestrian space and preferred to reduce driving lane widths. The plan in front of the Commission today is generally for 8 foot sidewalks and 11 foot drive lanes. Everyone agreed that too much parking can't be taken out of the Haymarket without causing an imbalance.

Dennis Scheer stated that today they are looking for input on their concepts.

Ms. Kissell presented a drawing of the area and discussed the different areas.

Ripley wondered if Public Works is the agency striving for 8 foot sidewalks. Ms. Kissell replied in the affirmative.

Ripley stated that this area was a warehouse district. For us to assume that we have to push an "O" St. design standard into a district that has a character of it's own is ridiculous. This is still a truck district. Many trucks park in the middle of the street to make deliveries. People need to be reminded of what this district was. He thinks the 5 foot sidewalks are a reminder of what the district is all about. Reducing the width of the street lanes will make it all but impossible to have delivery trucks on the street. In his personal view, the character of the district is very important.

McKee noticed the manhole covers in the Power Point presentation. The railroad tracks have almost been lost. These are the things that make the Haymarket a district with character. If it doesn't have the character from the past, what does it have? He realizes we have to work with the ADA requirements, but we can't make this district vanilla.

Mr. Scheer replied that they don't disagree with any of that. Public Works stated they were willing to give up the width of the street to have 8 foot sidewalks. They believe they are acting in the best interest of public safety and welfare. You hear both sides of the argument from the Haymarket Association. Anything done in the district will be detailed so manhole covers and other historic details aren't lost.

Ripley would like to see the green space put back on 7th St. It was removed for parking stalls and with the opening of the parking garage, he believes we have plenty of parking these days.

Ms. Kissell noted that they have 3 different concepts they will be discussing with Public Works. This is being looked at on a block by block basis.

Ripley thinks 5 foot sidewalks are good enough. It keeps the character of the district and creates a sense of closeness which is why people are attracted to the district. 8 feet is a disadvantage. Wider at the north end makes sense because of the activity.

Jeffrey Cole stated that benches were looked at. They would like to see something more customized that adds to the corner and flavor of the district.

Berggren thinks a possibility could be to block off the street to traffic after 8:00 or 9:00 p.m. It would create a more pedestrian area.

APPLICATION BY EAST CAMPUS COMMUNITY ORGANIZATION FOR IDENTIFICATION SIGNS FOR THE EAST CAMPUS NEIGHBORHOOD LANDMARK DISTRICT

PUBLIC HEARING AND ACTION:

October 21, 2004

Members present: Berggren, Helwig, McKee, Ripley and Young; Francis and Walker absent.

Lisa Sutton appeared to present the application. They are proposing a small sign for the district. 4 locations are proposed; Idylwild Park, Idylwild Blvd. off of Holdrege, around 38th St. at Holdrege and 40th St. near Apple. Finances are an issue so they are starting with 4 signs.

Helwig inquired about the color. Ms. Sutton replied the signs are brown on white. Ed Zimmer stated there is a standard for signs since they will be located on public right-of-way. The Commissioners all agreed this is a great project.

ACTION:

October 21, 2004

McKee moved approval, seconded by Young. Motion for approval carried 5-0: Berggren, Helwig, McKee, Ripley and Young voting 'yes'; Francis and Walker absent.

APPLICATION FOR LANDMARK DESIGNATION BY KAPPA DELTA PI HOUSE CHAPTER FOR PROPERTY AT 405 UNIVERSITY TERRACE (NORTH SIDE OF R STREET BETWEEN 16TH AND 17TH STREETS)

PUBLIC HEARING:

October 21, 2004

Members present: Berggren, Helwig, McKee and Ripley; Francis, Walker and Young absent.

Mr. Zimmer presented information on the proposed landmark designation. This is a typical application for partnering with the University on historic preservation fund raising.

Berggren moved to waive the rules and take action on this item today, seconded by McKee. Motion carried 4-0: Berggren, Helwig, McKee and Ripley voting 'yes'; Francis, Walker and Young absent.

ACTION:

October 21, 2004

McKee moved approval of the local landmark designation, seconded by Helwig. Motion carried 4-0: Berggren, Helwig, McKee and Ripley voting 'yes'; Francis, Walker and Young absent.

APPLICATION FOR LANDMARK DESIGNATION BY BEVERLY THURBER FOR THE CHIOMEGA BUILDING ASSOCIATION FOR PROPERTY AT 480 NORTH 16TH STREET
PUBLIC HEARING: **October 21, 2004**

Members present: Berggren, Helwig, McKee and Ripley; Francis, Walker and Young absent.

Mr. Zimmer presented information on the proposed landmark designation. It retains a strong original portion, with an attached wing. This is also an application for partnering with the University on historic preservation fund raising.

Berggren moved to waive the rules and take action on this item today, seconded by McKee. Motion carried 4-0: Berggren, Helwig, McKee and Ripley voting 'yes'; Francis, Walker and Young absent.

ACTION: **October 21, 2004**

McKee moved approval of the local landmark designation, seconded by Helwig. Motion carried 4-0: Berggren, Helwig, McKee and Ripley voting 'yes'; Francis, Walker and Young absent.

APPLICATION BY JODY STRAUCH-LUNDBERG FOR AN AMENDED SPECIAL PERMIT FOR HISTORIC PRESERVATION FOR THE HURLBUT-YATES HOUSE, A DESIGNATED LANDMARK, ALSO KNOWN AS EASTLAKE MANOR
PUBLIC HEARING: **October 21, 2004**

Members present: Berggren, Helwig, McKee and Ripley; Francis, Walker and Young absent.

Mr. Zimmer stated that this application is from the new owner who bought the Yates House at auction recently. She is also the owner of the Castle at 19th & "D". They are a Denver family. Her evaluation of this property is that she doesn't want it to be an event center or apartments. She would like to see it as office space.

McKee wondered about parking. Mr. Zimmer replied that there is parking along the alley. McKee was hoping to see this revert to a less intensive use.

Mr. Zimmer noted that going from an event center down to office space seems to be a less intensive use. The owners intention is to do less modification of the interior. The full standards of fire separation are not the same for office as they are for apartments. The Commissioners agreed with Mr. Zimmer that going from an event center to office space is a much less intensive use.

McKee moved approval of office space for the use of the building conditioned on Historic Preservation Commission approving the parking plan, seconded by Helwig. Motion carried 4-0: Berggren, Helwig, McKee and Ripley voting 'yes'; Francis, Walker and Young absent.

APPLICATION FOR LANDMARK DESIGNATION AND FOR A SPECIAL PERMIT FOR HISTORIC PRESERVATION BY DAVE JOHNSON ON BEHALF OF RSACC FOR PROPERTY AT 2541 N STREET - THE LALLY HOUSE
PUBLIC HEARING:

October 21, 2004

Members present: Berggren, Helwig, McKee, Ripley and Young; Francis and Walker absent.

Marcee Metzger and Dave Johnson appeared to present the application.

Ms. Metzger stated that RSACC started out 30 years ago as part of Family Service. They purchased a house at 26th & R St. They did a lot of work to recreate the space the way it used to be. They work very closely with the neighborhood association. Because of what they do, they have people that need to be coming in discreetly. They purchased the house next door. They would prefer to hook the two facilities together. They don't want it to be obvious from the street. They want to preserve the charm and character of the house. In the back of the facility, they want staff to be able to take someone from one space to the other. They are not looking to expand their services. They have a lot of support from the Woods Park Neighborhood Association.

Dave Johnson presented a site plan. He is proposing a link between the 2 houses. The link will be 2 levels with the second level being hid by a pitched roof. He reviewed some of the uses for the different rooms. He has yet to meet with Building and Safety regarding building codes. There is an old garage in the back. They are proposing to take down the garage and create some parking spaces. There is also a piece of vacated alley in the back. They are planning on fixing up the outside of the house. They will remove the asbestos shingles. The link addition sets about 32 feet back from the porch.

McKee moved to waive the rules and take action on this item today, seconded by Berggren. Motion for approval carried 5-0.

ACTION:

October 21, 2004

Mr. Zimmer is very comfortable recommending approval to this landmark and special permit.

Ripley noted that action on this today will help prevent decimation of the neighborhood.

McKee moved approval of the local landmark designation, seconded by Berggren. Motion for approval carried 5-0: Berggren, Helwig, McKee, Ripley and Young voting 'yes'; Francis and Walker absent.

McKee moved approval of the special permit with the link and parking as presented and conditioned on a Certificate of Appropriateness for review of the exterior, seconded by Helwig.

Mr. Zimmer noted that in his research of the property, it is traditionally transferred in 2 tracts. It feels and looks like an alley, but he thinks the rear extension is an old original driveway.

Motion for approval carried 5-0: Berggren, Helwig, McKee, Ripley and Young voting 'yes'; Francis and Walker absent.

APPLICATION FOR LANDMARK DESIGNATION AND FOR A SPECIAL PERMIT FOR HISTORIC PRESERVATION BY FERNANDO PAGES FOR PROPERTY AT 1941 K STREET (FORMERLY LINCOLN HOME BAKERY)

PUBLIC HEARING:

October 21, 2004

Members present: Helwig, McKee, Ripley and Young; Berggren declaring a conflict of interest; Francis and Walker absent.

Jerry Berggren declared a conflict of interest as he is appearing as the architect on this project.

Mr. Berggren stated that the design concept is to appear that we were never there. The elevation was provided to the Commissioners. A couple of different color studies were looked at. The whole goal is to allow the house to be the house and the business to be the jewel in front of the house. This business depends on almost no walk-in business. There is a bus stop directly behind this house. They want to create something that feels comfortable. The asbestos siding will be removed from the house. There is clapboard underneath. The windows in the business will be enlarged. The interior must function as a modern office space. They are concerned with drainage. They are considering 4 inch vinyl siding for the business.

Helwig wondered about the front of the grocery store. Berggren replied that he does not really know. That is why they are gutting the house, to find out how the business was constructed.

Mr. Zimmer noted that the proposed Antelope Valley Zoning would probably allow commercial zoning in this area. He believes that is what is being recommended for this area.

Ripley thinks this is a great project. It is a mixed use property. The Commission doesn't see a lot of these.

McKee moved to waive the rules and take action on this item today, seconded by Young; 4-0: Helwig, McKee, Ripley and Young voting 'yes'; Berggren declaring a conflict of interest; Francis and Walker absent.

ACTION:

October 21, 2004

McKee moved approval of the landmark designation, seconded by Young. Motion carried 4-0; Helwig, McKee, Ripley and Young voting 'yes'; Berggren declaring a conflict of interest; Francis and Walker absent.

McKee moved approval of the special permit as presented and conditioned on a Certificate of Appropriateness for review of the exterior, seconded by Helwig. Motion carried 4-0; Helwig, McKee, Ripley and Young voting 'yes'; Berggren declaring a conflict of interest; Francis and Walker absent.

There being no further business, the meeting was adjourned at 3:45 p.m.